



## MONTE CIRCLE - BUILDING C

34 Montecasino Boulevard, Fourways, Johannesburg

4 Star Green Star – Office Design v1.1



**AFRICA**  
South Africa

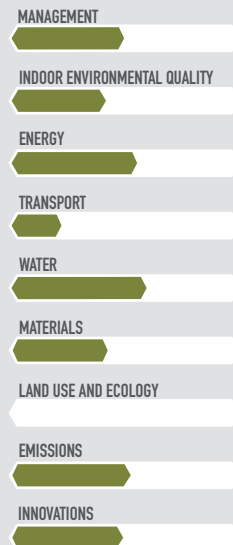
Office Design v1.1  
★★★★★  
4 Star Rating  
Best Practice  
CERTIFIED APRIL 2018



TOTAL POINTS:

**51**

CATEGORY SCORES:



Monte Circle is an exciting commercial office park development situated in Fourways, Johannesburg. The project forms part of the larger Montecasino precinct, and will extend along Montecasino Boulevard between William Nicol and Witkoppen Road. Building C is the third of 8 planned office buildings which will create an internal 'high street' feel accessed along a central spine road. The architecture is a reinterpretation of the classical architecture of Montecasino, this reinterpretation introduces several contemporary design elements thereby creating a unique character which forms a dialogue with Montecasino across the road. The architecture also contributes to the precinct's sense of place. Practical completion Building C is May 2018.

### Sustainable building features include:

- External shading is provided to the Eastern, Western and Northern facades, using adjustable sliding shutters to window openings. This leads to improved thermal comfort while still allowing for good levels of daylight and external views.
- No hot water has been provided for in the building.
- The lighting power density for 95% of the UA is less than 1.5W/m<sup>2</sup> per 100 Lux at 720 mm AFL with a default maintenance factor of 0.8. Motion sensors for lighting is also in place which has led to an efficient lighting installation.
- Water closets, urinals and faucet fixtures all reduce water consumption. WC's and urinals are all fitted with actuators to reduce and control water consumption.
- Paints, adhesives sealants and carpets have low VOC emissions.
- Basements are naturally ventilated.
- Energy and water sub metering have been employed. This will enable the building to be effectively managed and the outcomes of the implemented sustainable initiatives realised.

### PROJECT TEAM:

<b>OWNER</b> Abland (PTY) LTD	<b>ELECTRICAL ENGINEER</b> Taemane Consulting (PTY) LTD Consulting Engineers	<b>STRUCTURAL ENGINEERS</b> L&S Consulting (PTY) LTD	<b>PROJECT MANAGER</b> Abland (PTY) LTD
<b>ACCREDITED PROFESSIONAL</b> Solid Green Consulting	<b>FIRE ENGINEER</b> IFESA	<b>SUSTAINABLE BUILDING CONSULTANT</b> Solid Green Consulting	<b>LANDSCAPE MANAGEMENT COMPANY</b> Landmark Studios
<b>ARCHITECT</b> Nsika Architecture And Design	<b>MECHANICAL ENGINEER</b> C3 Engineering	<b>WET SERVICES</b> CKR	
	<b>QUANTITY SURVEYORS</b> Quanticost	<b>MAIN CONTRACTOR</b> Gothic (PTY) LTD	

### FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	<b>17,763 m<sup>2</sup></b>
TOTAL COMMERCIAL OFFICE AREA:	<b>7,150 m<sup>2</sup></b>
CAR PARKING AREA:	<b>10,613 m<sup>2</sup></b>